



CITY OF GREENWOOD

REPORT OF TECHNICAL REVIEW COMMITTEE

Docket#: PC2006-011 Date of Report: 2/15/06
Project: Greenbrook Parke – Secondary Plat
Representative: Northpointe Surveying, Donna Smithers, RLS

Project Description:

Office development located on the south side of County Line Rd., west of the airport and east of Airport Pkwy. Sanitary lateral will serve the front building. No main extension required. Block A will be one large lot with a three-story building.

Minutes/Comments:

Present: Johnson, Weber, Luzier, Riddle, Ferguson, Peoni, and Springer

Donna Smithers presented the plat and plans, accompanied by Ken Zumstein. Ken Zumstein stated FAA has granted approval for 48-ft. high building. They have re-submitted an amendment for a three-story building at 54-ft. high. Peoni stated that significant revisions and additions are needed for the drainage plans and erosion control plans. Main drive (private) will be part of plat improvements.

Riddle moved. Luzier seconded. All ayes. Motion carried.

The Technical Review Committee, having reviewed the above plat/plans and related documents, makes the following report:

That the Plat and/or Plans have been prepared in accordance with the terms of the SUBDIVISION CONTROL, STORMWATER DRAINAGE AND ZONING ORDINANCES

With the following conditions:

1. Inspection agreement, performance guarantees, and dedications shall be executed with the BPWS prior to issuance of land alteration permit.
2. Sewer Availability Fee (SAF) shall be paid prior to issuance of building permit.
3. Plans shall note that the developer is responsible for completing all improvements in compliance with city standards and ordinances and the project engineer is responsible for design of all improvements in compliance with city standards and ordinances.
4. Landscape plans shall be subject to revision as per written staff report.
5. All written comments listed in Senior Planner's report shall be met. (attached)
6. All written comments listed in Fire Department's report shall be met. (attached)
7. The height and location of any building or other structure located within the boundaries of the Greenwood Airspace Zoning District shall be reviewed and approved by the Federal Aviation Administration (FAA); by the Division of Aeronautics, Indiana Department of Transportation; and by the Greenwood Board of Aviation Commissioners prior to the issuance of an improvement location permit (i.e. building permit).
8. Drainage plans and erosion control plans shall be revised, subject to review and approval by City Engineer.
9. All infrastructure plans and details shall be revised, subject to review and approval by City Engineer.
10. Permit shall be obtained from Marion County D.O.T. for driveway cut onto County Line Road prior to issuance of land alteration permit.

Chairman